

**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE AIRPORT WEST STADIUM AND GREAT OAKS PLACE PROJECT**

FILE NO: GP07-02-01, PDC07-098 & PDC09-004  
PROJECT APPLICANT: FWSH Partners, LLC  
APN: Airport West Stadium site – portion of 230-46-055;  
Great Oaks Place site – 706-08-008, -009, -010, -  
011, -012, -015, -019, and -020, 706-09-107 and -  
116.

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San Jose, Planning Division, Attn: Dipa Chundur  
City Hall, 200 East Santa Clara Street, 3<sup>rd</sup> Floor Tower, San José CA 95113-1905  
Phone: (408) 535-7688, e-mail: [Dipa.Chundur@sanjoseca.gov](mailto:Dipa.Chundur@sanjoseca.gov)

The Department of Planning, Building and Code Enforcement of the City of San José will hold a Public Scoping Meeting for the EIR to describe the proposed project and the environmental review process and to obtain your verbal input on the EIR analysis for the proposal. This EIR Public Scoping Meeting is scheduled for **Monday, June 1<sup>st</sup>, 2009**. You are welcome to attend and give us your input on the scope of the EIR so that it addresses all relevant environmental issues.

Joseph Horwedel, Director  
Planning, Building and Code Enforcement

Alexi Sanchez  
Deputy

5/11/09  
Date

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May 2009

## **Introduction**

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

The Airport West Stadium and Great Oaks Place Project EIR evaluates one project that consists of two distinct and geographically separate components. The two project components are the Airport West Stadium Development and the Great Oaks Place Residential Development. In general, the Airport West Stadium component proposes a rezoning to allow for the development of a stadium with up to 18,000 seats on 14.5 acres in northern San José. The Great Oaks Place component proposes a General Plan Amendment (GPA) and rezoning to allow for the development of between 1,100 and 1,500 residential units on an approximately 76-acre site in south San José.

Per CEQA, a project is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment...[CEQA Guidelines §15378(a)].” It is the intent of the project proponent to obtain approval of the proposed GPA and rezoning of the Great Oaks Place site, monetize the Great Oaks Place site to residential developer(s), and use a portion of the funds from the sale to fund or reimburse a portion of the construction of the stadium that is proposed under the Airport West Stadium Development component. It is anticipated that the stadium part of the project could move forward in advance of the Great Oaks Place housing development given the current economic and financial market conditions.

## **Project Site Locations**

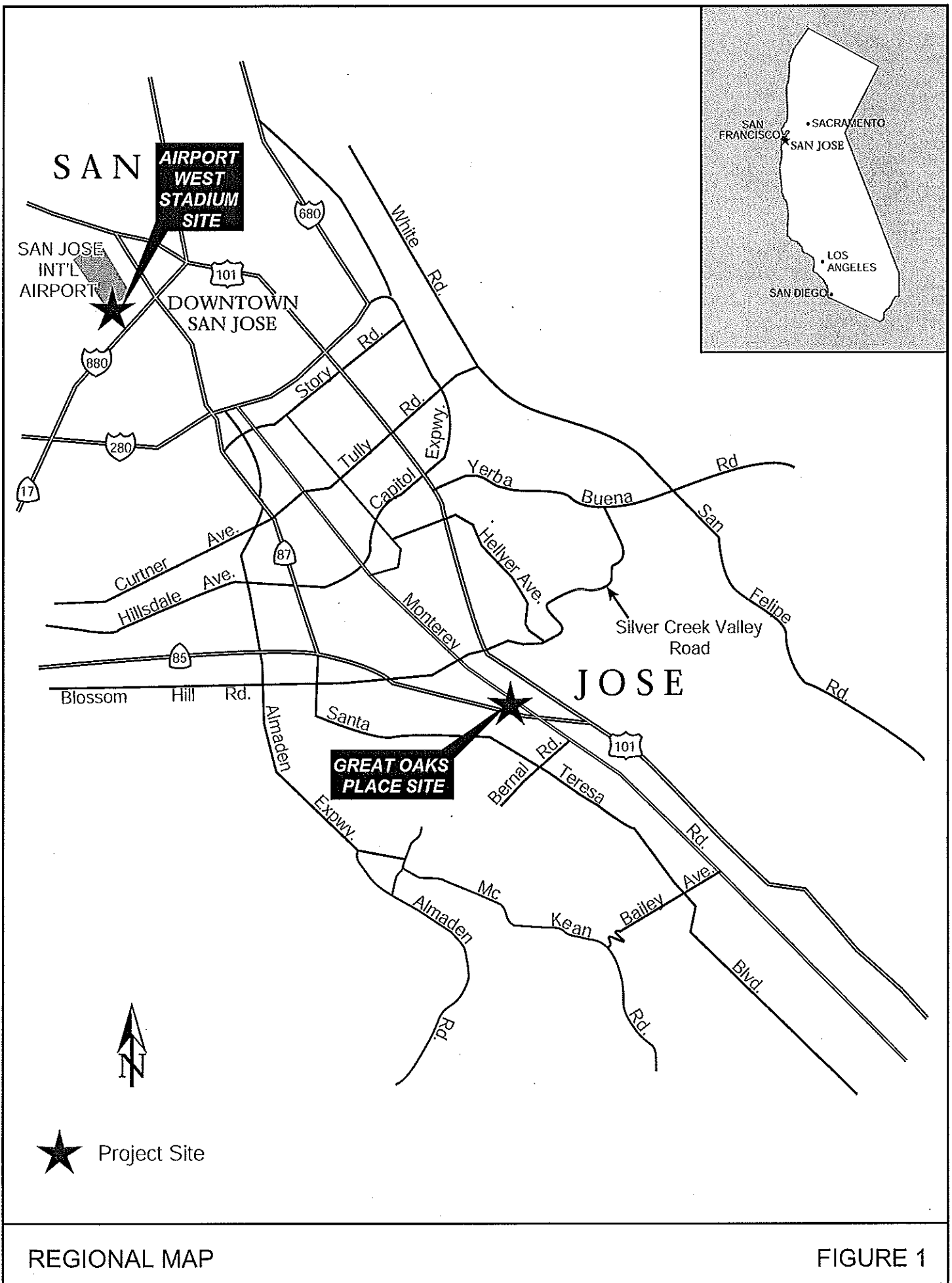
A regional map showing both project site locations is shown on Figure 1.

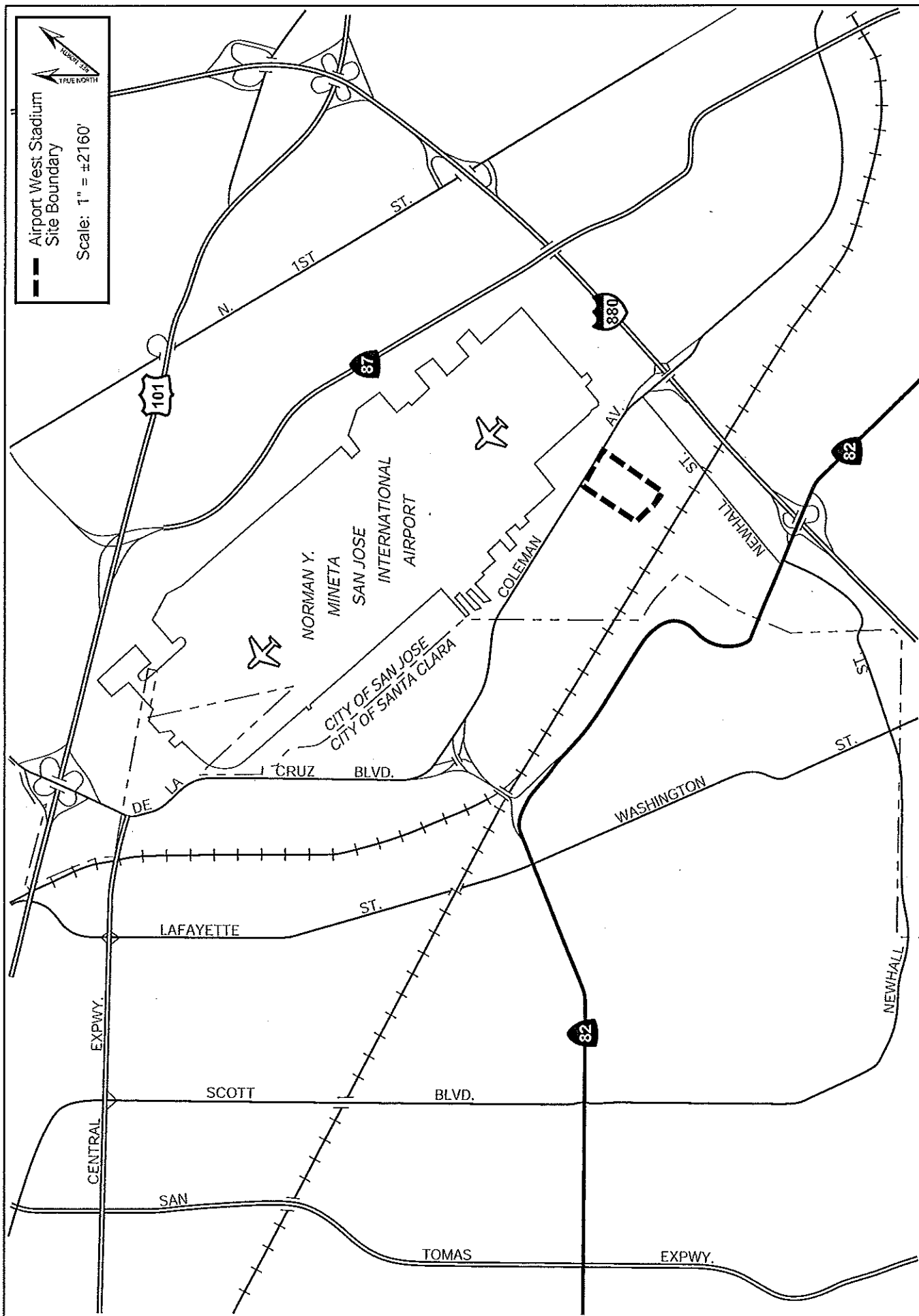
### **1.     *Airport West Stadium Site***

The Airport West Stadium site is 14.5-acres in size and is located at the southwest quadrant of the Coleman Avenue and Newhall Drive intersection. For the purposes of this NOP, Coleman Avenue is considered the northern boundary of the Airport West Stadium site and Newhall Drive is the eastern boundary of the site. A vicinity map of the Airport West Stadium site is shown on Figure 2. An aerial photograph of the Airport West Stadium site and surrounding land uses is shown on Figure 3.

### **2.     *Great Oaks Place Site***

The Great Oaks Place site is approximately 76-acres in size and is located adjacent to and just north of State Route (SR) 85, west of Monterey Highway, in south San José. For the purposes of this NOP, Great Oaks Boulevard is considered the northern boundary of the Great Oaks Place site and Manassas Road is the western boundary of the site. A vicinity map of the Great Oaks Place site is shown on Figure 4. An aerial photograph of the Great Oaks Place site and surrounding land uses is provided in Figure 5.



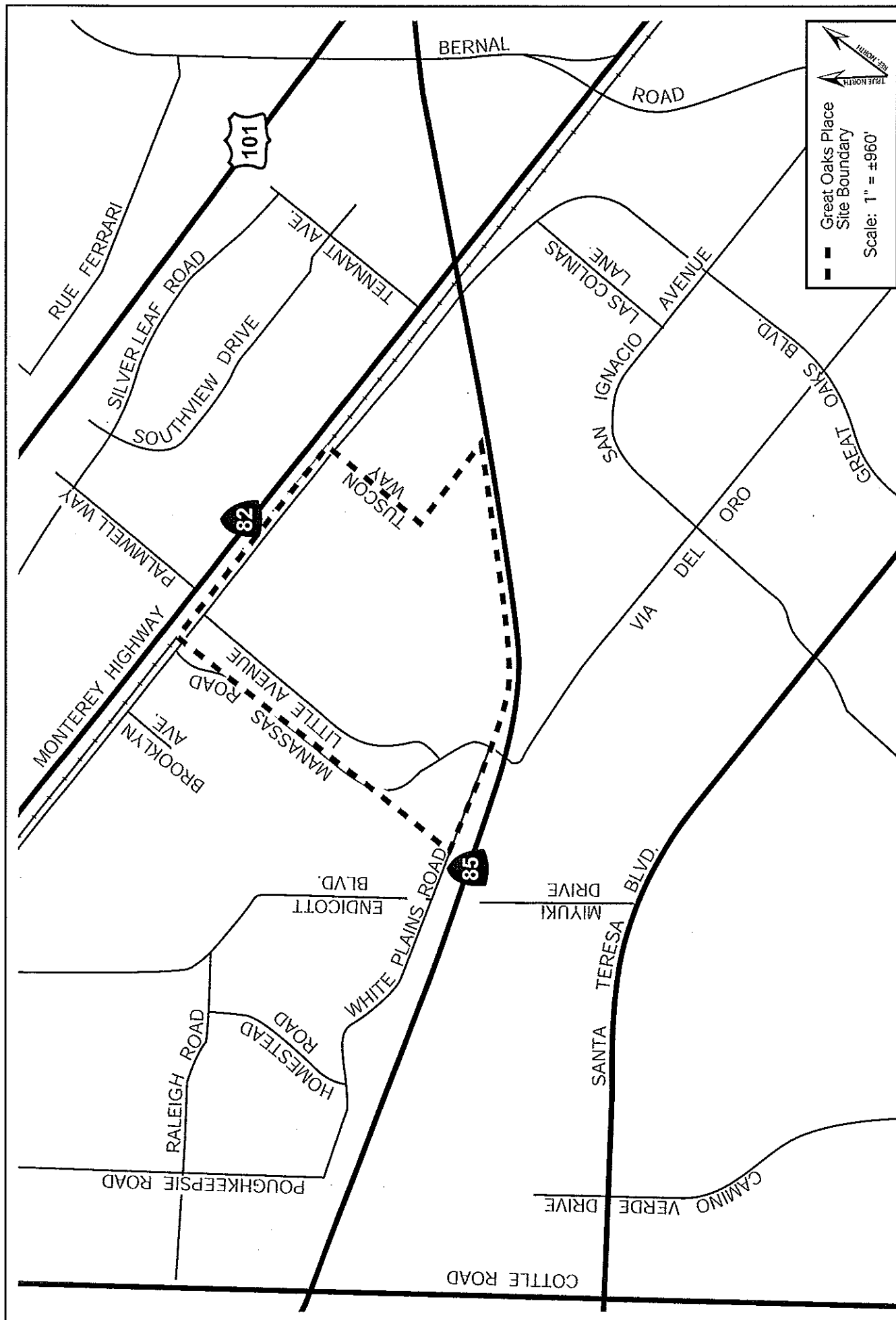


AIRPORT WEST STADIUM - VICINITY MAP

FIGURE 2



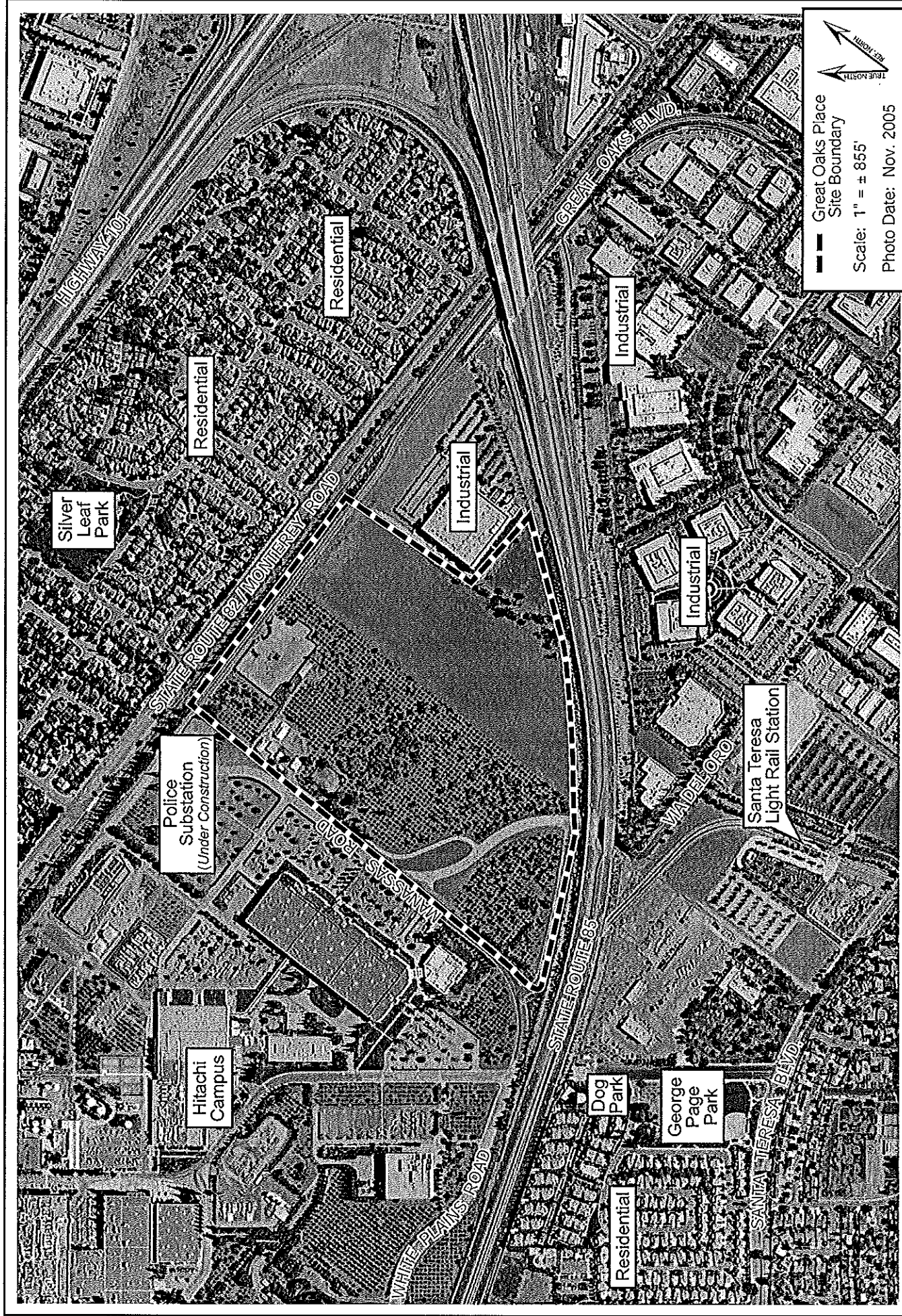
AIRPORT WEST STADIUM - AERIAL PHOTOGRAPH WITH SURROUNDING LAND USES



GREAT OAKS PLACE - VICINITY MAP

FIGURE 4





GREAT OAKS PLACE - AERIAL PHOTOGRAPH WITH SURROUNDING LAND USES

FIGURE 5



## **Project Description**

### **1. *Airport West Stadium Component, File No, PDC09-004***

The Airport West Stadium component proposes to develop an open-air soccer stadium with a maximum of 18,000 seats on a 14.5-acre site located at the southwest quadrant of Coleman Avenue and Newhall Street. The 14.5-acre Airport West Stadium site is part of a larger 92.5-acre area and is included as part of the existing zoning entitlements on that 92.5-acre property. The existing zoning on the 92.5-acre area allows for the development of up to 3.0 million square feet of office/R&D development. In addition, an undetermined amount of hotel, retail, and commercial uses may be constructed, but in no case would total development on the area exceed the traffic performance criteria that are equivalent to the traffic that would result from 3.0 million square feet of new office/R&D development.

The existing zoning does not allow for the development of a soccer stadium. In order to develop a soccer stadium on the site, the property needs to be rezoned to allow for a stadium use, File No. PDC09-004.

The approval of the proposed Airport West Stadium component would allow for the construction of a stadium (specifically on the eastern 14.5 acres of the 92.5-acre area) in addition to the development allowed under the existing PD zoning on the 92.5-acre area. To accommodate the development of the proposed stadium on the eastern 14.5 acres of the 92.5-acre area, the approved uses would be condensed and some previously anticipated surface parking would be replaced with structured parking.

In addition to soccer games, it is also anticipated that the proposed stadium would be used for other events, on an occasional and irregular basis, such as music concerts, sporting events, auto shows, speeches, youth soccer, and school events. While there is no predicted regular schedule for such events at this time, for the purposes of the analysis in the EIR, it is estimated that roughly 20 soccer games, 15 concerts, and 20 events will be held at the stadium each year.

The project proposes night lighting for the stadium, which would be supported on a total of eight bent poles. The poles would be divided evenly between two opposing sides of the stadium (i.e., four poles on each side). The poles would be a maximum of 104 feet above the play field and would have a maximum diameter of approximately 24 inches. Additional lighting is also proposed in parking areas, walkways, the loading dock area, and architectural lighting on the stadium itself.

### **2. *Great Oaks Place Component, File No. GP07-02-01 & PDC07-098***

The Great Oaks Place component consists of four main elements: (1) changing the General Plan land use designation on an approximately 76-acre site in south San José from *Mixed Use with No Underlying Land use Designation* to *Medium High Density Residential* [12-25 dwelling units per acre (du/ac)] File No. GP07-02-01; (2) rezoning the site from *I(PD) – Planned Development* to *A(PD) – Planned Development* to allow for the development of residential and park uses File No. PDC07-098; (3) updating the Edenvale Area Development Policy (EADP) to provide for the inclusion of the proposed residential use on the site; and (4) preserving its entitled one million square feet of office/R&D elsewhere in Edenvale Redevelopment Area 2.

The proposed *Medium High Density Residential* land use designation would allow for the development of between 914 and 1,905 residential units on the Great Oaks Place site. The *Medium High Density Residential* land use designation is typified by two-story apartments and condominiums with surface parking, although structures of greater height with compensating amounts of open space would be allowed.

The proposed PD zoning would allow for the development of between 1,100 and 1,500 new residential units, development of approximately five acres of public parkland, preservation of the existing historic fruit dehydrator building, and dedication of approximately 10 acres for public right-of-way (ROW). The proposed PD zoning also specifies that the maximum building height would be 60 feet (not to exceed five stories).

The Great Oaks Place component will require an update of the EADP to provide for the inclusion of the proposed residential uses on the site. The Great Oaks Place component includes the retention of the existing industrial entitlements (up to one million square feet) on other properties in Edenvale Redevelopment Area 2.

### **Potential Environmental Impacts of the Project**

The EIR will describe the existing environmental conditions on the project sites and will identify the significant environmental impacts anticipated to result from development of the project as proposed. Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce significant land use impacts, as appropriate. The analysis in the EIR will include the following specific categories of environmental impacts and concerns related to the proposed project. Additional subjects may be added at a later date, as new information comes to light.

#### **1. *Land Use***

The EIR will describe the historical and existing land uses on the project sites, as well as the current General Plan and zoning designations of the sites. The EIR will evaluate potential land use constraints created by existing conditions in the project site areas, including the project's compatibility with existing and proposed land uses in the project site areas and consistency with adopted City policies and plans. Impacts to agricultural land will also be evaluated in the EIR. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

The EIR will describe the existing and projected employment, population, and housing conditions in the City of San José, and evaluate the potential for the project to result in impacts due to increases in population.

#### **2. *Visual, Aesthetics, and Lighting***

The EIR will describe the existing visual character of each project site and the projected change in visual character resulting from development of the stadium and residential uses. Impacts would include environmental effects resulting from building mass and height, lighting, and possible glare to the adjacent land uses. The EIR will also evaluate the effects of the proposed stadium lighting on the nearby San José International Airport. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

### **3.     *Transportation***

The EIR will identify both existing and "background" traffic conditions (i.e., existing traffic plus traffic associated with projects that have been approved but not yet built) in the project areas, based on the City of San José's and the Santa Clara County Congestion Management Agency's (CMA) methodologies. The traffic analysis prepared for the EIR will describe the existing roadway conditions, circulation patterns, and other elements (light rail, bus routes, etc.) of the transportation system in and around the sites, including the local streets and intersections, regional facilities, and freeways.

The EIR will describe the transportation impacts (including those to pedestrian, bicycle, and transit facilities) resulting from the development of the proposed stadium on the Airport West Stadium site and the proposed residential uses on the Great Oaks Place site. The EIR will evaluate the impacts of placing the existing industrial entitlements on the Great Oaks Place site elsewhere in Edenvale Redevelopment Area 2. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

### **4.     *Noise and Vibration***

Each of the project sites is subject to several sources of urban noise, including vehicular traffic on nearby freeways and neighboring roadways, aircraft overflights, industrial uses, and railroad pass-bys. The EIR will describe the existing noise conditions in each site area and identify the noise levels associated with the project and project traffic.

The EIR will address potential noise and vibration impacts to the project. The EIR will evaluate the compatibility of the stadium on the Airport West Stadium site with the existing noise environment and evaluate noise impacts from stadium events (crowd cheers, music, etc.) to nearby sensitive receptors. The EIR will also evaluate the compatibility of residential uses on the Great Oaks Place site with the existing noise environment, and will describe the potential for off-site noise and vibration to impact future residents. Conformance to the City of San José's noise guidelines will be analyzed in the EIR.

The EIR will also evaluate the potential for project-generated traffic and construction noise at each site to impact sensitive receptors in the project site areas. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

### **5.     *Air Quality***

The Bay Area Air Quality Management District (BAAQMD) requires that General Plan Amendments be evaluated in terms of conformance with the projections and assumptions in the Bay Area Clean Air Plan. Specifically, BAAQMD requires an evaluation of whether or not a proposed project: 1) will increase population growth above the assumptions in the regional CAP; and will 2) increase vehicle miles traveled (VMT) faster than population growth. The EIR will describe the existing air quality conditions in the Bay Area, calculate the project's vehicular emissions, and evaluate the project's potential air quality impacts. Project construction emissions, including dust and particulate matter, will also be calculated and evaluated for each project component.

In addition, the proposed residential uses on the Great Oaks Place site would be located near a

highway that is a source of toxic air contaminants which could affect the site. Industrial sites that currently have sources of air pollution are also located adjacent to the Great Oaks Place site. Of most importance are emissions of diesel particulate matter (DPM) from nearby highway traffic and nearby emergency diesel-powered generators. The EIR will evaluate DPM impacts to the Great Oaks Place component. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

## **6. *Cultural Resources***

The EIR will evaluate the potential for the structures on the Airport West Stadium site to be eligible for inclusion in the California Register of Historic Resources (CRHR) and the National Register of Historic Places (NRHP). The existing fruit dehydrator on the Great Oaks Place site is potentially eligible for inclusion in the CRHR and NRHP. The EIR will evaluate the project's impact to historic structures, if any. The EIR will also describe the potential for prehistoric cultural resources to be present on each site. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

## **7. *Geology and Soils***

The existing geologic and soil conditions at each site will be described in the EIR. The EIR will describe the impacts to persons or property likely to result from the existing geologic conditions, including seismic and seismic-related hazards, at each site. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

## **8. *Hydrology and Water Quality***

The EIR will describe the existing hydrologic and drainage conditions (including flooding) at each site as well as changes in site drainage and hydrological conditions resulting from the proposed developments. Water quality impacts and conformance with the Santa Clara Valley Urban Runoff Pollution Prevention Program as well as other Regional Water Quality Control Board requirements will be addressed. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

## **9. *Hazards and Hazardous Materials***

The Airport West Stadium site has existing soil and groundwater contamination from previous uses on the property. The suitability of the Airport West Stadium site for the proposed stadium will be evaluated in the EIR. The suitability of the Great Oaks Place site for residential uses will also be evaluated in the EIR.

In addition, the EIR will evaluate the potential health and safety risks to future residents at the Great Oaks Place site from exposure to hazardous materials that could occur in the unlikely event of a catastrophic release at a nearby industrial facility. There are also existing high-pressure gas lines present in Monterey Highway, adjacent to the Great Oaks Place site. The EIR will evaluate the potential for these existing gas lines to impact the proposed residential uses on the Great Oaks Place site.

The EIR will also address the potential for project construction to upset or release hazardous materials, such as asbestos and lead, into the environment. Mitigation measures will be identified to

reduce or avoid significant impacts, as appropriate.

#### **10. *Biological Resources***

The EIR will describe the biological resources present on each site and will evaluate the project's impacts on biological resources, including nesting raptors, burrowing owls, and trees. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

#### **11. *Utilities and Service Systems***

The EIR will describe the existing and planned sanitary sewer, solid waste, gas, and electric services to the project site areas. The EIR will address impacts to these services, specifically as they relate to infrastructure requirements, facilities, and capacity. The EIR will also evaluate the potential for the existing high-pressure gas lines along Monterey Highway to impact the proposed residential development on the Great Oaks Place site.

The EIR will describe the existing water supply and evaluate the impacts of the proposed project in accordance with the requirements of SB 610. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

#### **12. *Energy***

The EIR will examine the potential for the project to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

#### **13. *Public Services***

The EIR will discuss the availability of public facilities and service systems, and the potential for the project to require the construction of new facilities. This discussion will include a review of the effects on the provision of police and fire services, public school districts, parks and recreation, and libraries that would occur as a result of the project. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

#### **14. *Cumulative Impacts***

The EIR will include a discussion of the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. The analysis will include a discussion of all General Plan amendment projects for which applications have been filed. This section will cover all relevant subject areas discussed in the EIR (e.g., traffic, air quality, and noise) and will specify which of the areas are anticipated to experience significant cumulative impacts. Mitigation measures will be identified to reduce or avoid significant impacts, as appropriate.

#### **15. *Global Climate Change***

The EIR will include a discussion of global climate change. The EIR will describe the regulatory context surrounding the issue of global climate change and will evaluate the project's greenhouse gas emissions and contribution to global climate change.



## **16.     *Alternatives to the Project***

The EIR will identify and evaluate project alternatives that might reasonably be assumed to reduce project impacts, especially significant impacts. Analysis of a "No Project" alternative is required by law. Other alternatives that may be discussed could include a reduced scale scenario (either reduced development intensities and/or a smaller project area), alternative land uses (development of the sites with a land use other than what is presently proposed), and alternative locations.

The EIR will identify the degree to which each alternative might reduce one or more of the project's impacts, whether or not the alternative could result in other or increased impacts, and the degree to which the alternative is consistent with the project's goals and objectives. In accordance with CEQA, the EIR will identify an environmentally superior alternative, based on the number and degree of associated environmental impacts.

## **17.     *Other Required Sections***

The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Growth Inducing Impacts; 2) Significant, Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) Consistency with Relevant Plans and Policies; 5) References; and 5) EIR Authors. Relevant technical reports will be provided as appendices.